



MEETING DATE: July 15, 2026

PRESENTED BY: Xavier Cervantes, Director of Planning

AGENDA ITEM: Conduct a public hearing and consideration of a Conditional Use Permit to allow a portable building for office use in a property zoned (C-3) General Business District, being a 0.468-acre tract out of Lot 3, Mission Acres Subdivision, located at 1612 West Business Highway 83. Applicant: Maria G. Mendoza, - Cervantes

NATURE OF REQUEST:

Project Timeline:

- June 26, 2026 – Application for Conditional Use Permit submitted to the City.
- July 2, 2026 – In accordance with State and local law, notice of the required public hearings mailed to all the property owners within 200 feet of the subject tract, and notice of the public hearings was published in the Progress Times.
- July 15, 2026 – Public hearing and consideration of the Conditional Use Permit by the Planning and Zoning Commission.
- August 11, 2026 – Public hearing and consideration of the Conditional Use Permit ordinance by the City Council

Summary:

- The site is located 165 feet West of Washington Avenue along the North side of West Business Highway 83.
- Per Code of Ordinances, portable buildings require the approval of a Conditional Use Permit by the City Council.
- The applicant is requesting a Conditional Use Permit to allow a portable building for office use. The use will be for a used auto dealer on a 0.468-acre tract of land out of Lot 3, Mission Acres Subdivision.
- The proposed days and hours of operation are Monday–Friday from 9:00 am to 6:00 pm and Saturday from 9:00 am to 3:00 pm. Sunday Closed
- Staff: 2 Employees
- Parking: Staff require a minimum of 4 parking stalls for the site.
- The Planning Staff has not received any objections to the request from the surrounding property owners. Staff mailed out (16) legal notices to the surrounding property owners.
- In accordance with the zoning ordinance, the P&Z and City Council may impose requirements and conditions of approval as are needed to ensure that a use requested by a conditional use permit is compatible and complementary to adjacent properties.

STAFF RECOMMENDATION:

Staff recommends approval of the request, subject to:

- Approval for a 1-year re-evaluation to assess this operation;
- Must comply with all City Codes (Building, Fire, Health, etc.),
- Must comply with landscaping and parking code,
- Hours of operation are Monday through Friday from 9:00 a.m. to 6:00 p.m. and Saturday from 9:00 am to 3:00 pm
- Must comply with the noise ordinance
- CUP is not transferable to others.

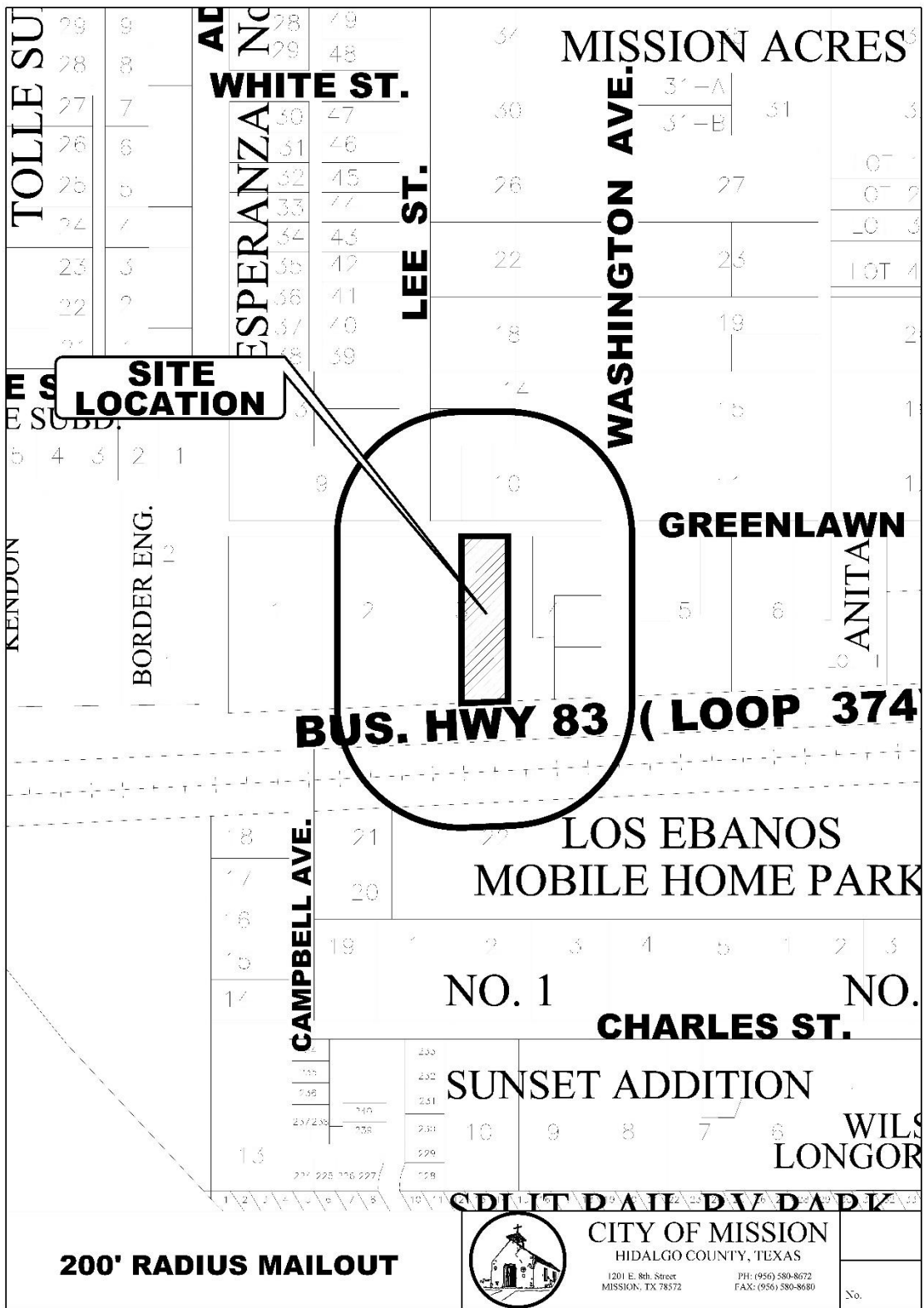
RECORD OF VOTE:**APPROVED:** _____**DISAPPROVED:** _____**TABLED:** _____

_____ AYES

_____ NAYS

_____ DISSENTING _____

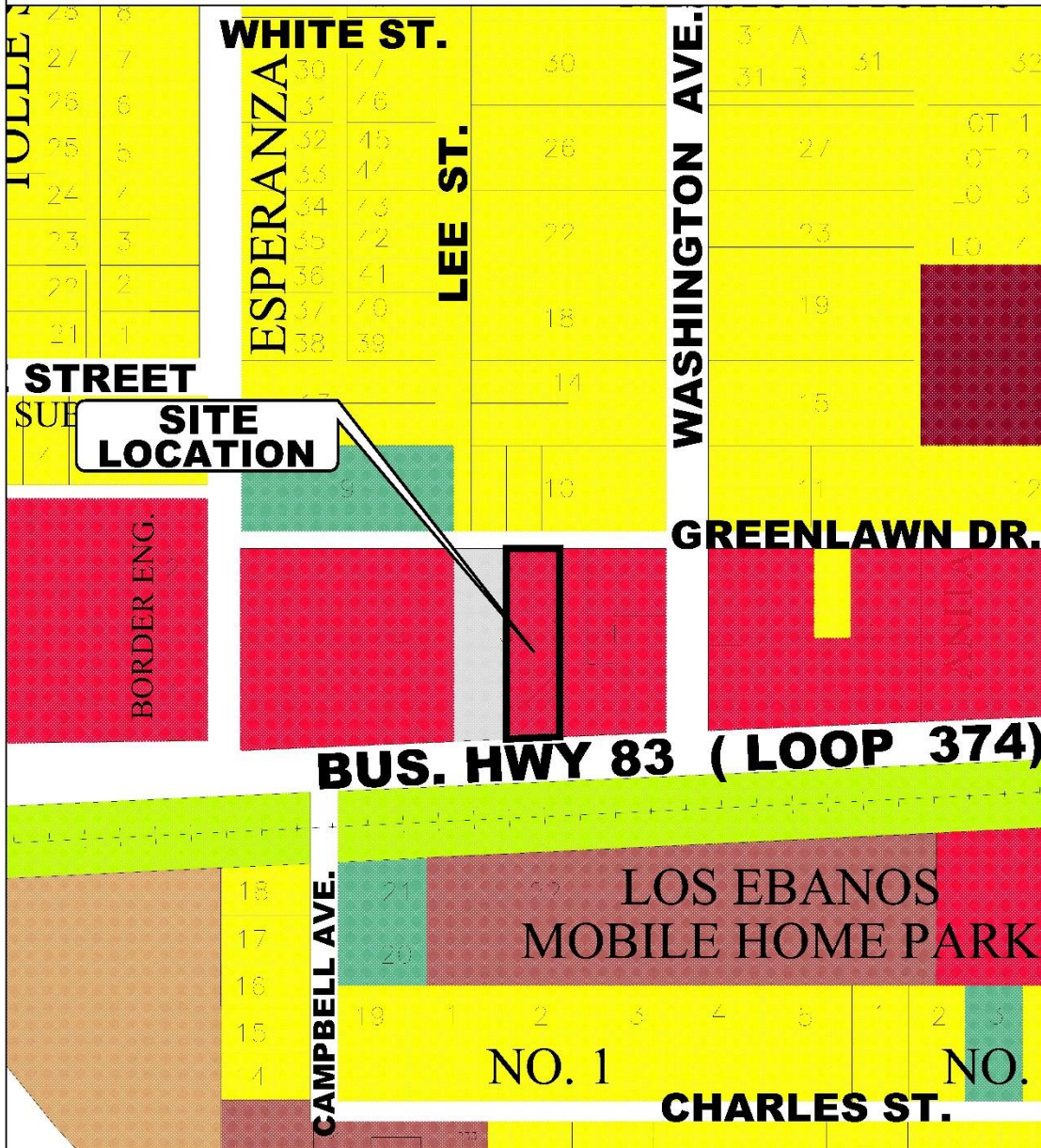
MAILOUT MAP



AERIAL PHOTO



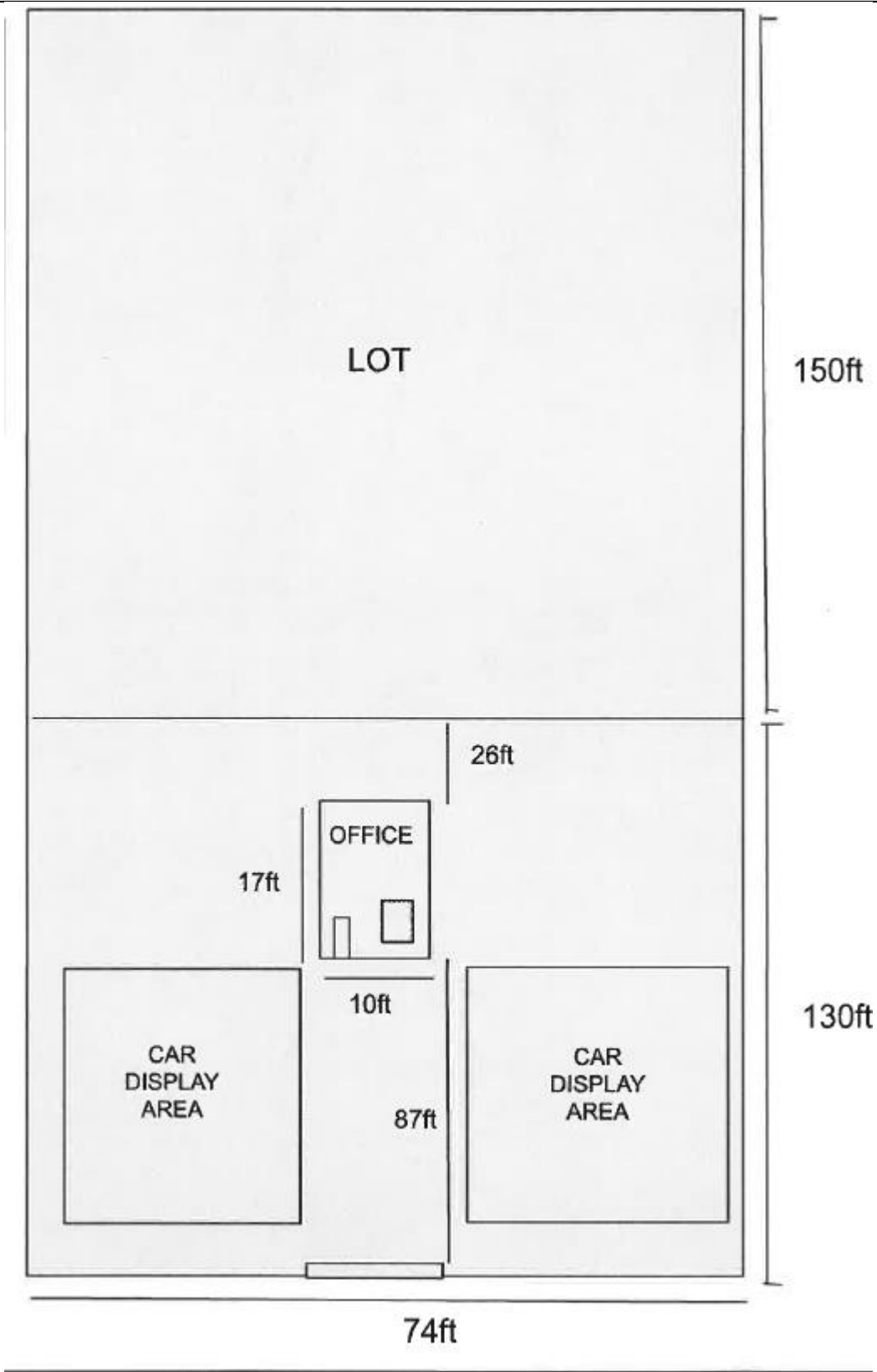
ZONE MAP



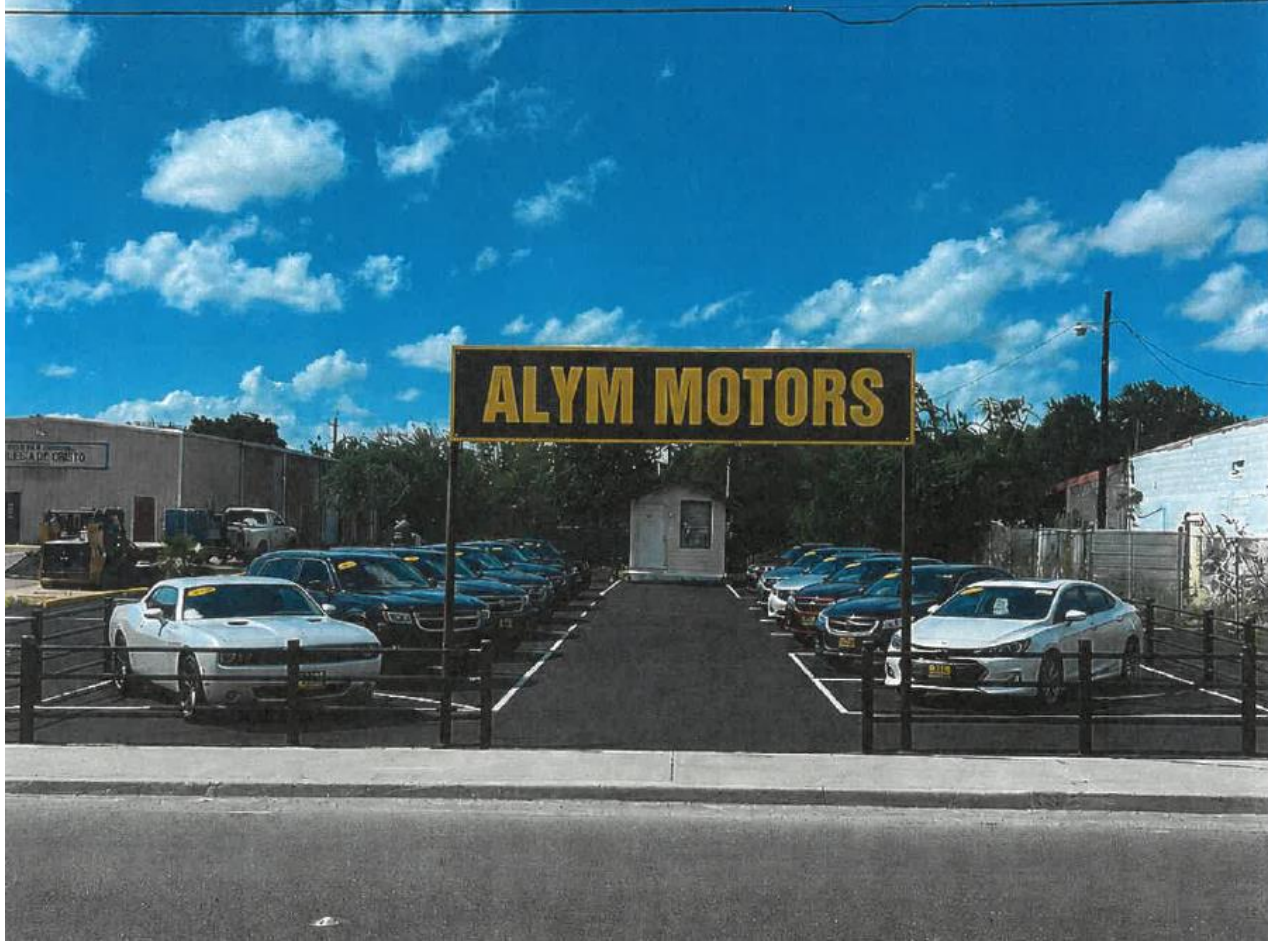
ZONING LEGEND

	A0-I AGRICULTURAL OPEN INTERIM		R-3 MULTI-FAMILY RESIDENTIAL		C-4 HEAVY COMMERCIAL
	A0-P AGRICULTURAL OPEN PERMANENT		R-4 MOBILE & MODULAR HOME		C-5 ADAPTIVE COMMERCIAL
	R-1A LARGE LOT SINGLE FAMILY		R-5 HIGH DENSITY MFCTD HOUSING		I-1 LIGHT INDUSTRIAL
	R-1T TOWNHOUSE RESIDENTIAL		C-1 OFFICE BUILDING		I-2 HEAVY INDUSTRIAL
	R-1 SINGLE FAMILY RESIDENTIAL		C-2 NEIGHBORHOOD COMMERCIAL		PUD PLANNED UNIT DEVELOPMENT
	R-2 DUPLEX-FOURPLEX RESIDENTIAL		C-3 GENERAL BUSINESS		P PUBLIC

PROPOSED SITE PLAN



PROPOSED RENDERING



PICTURES



PICTURES



PICTURES



MAILOUT LIST

PROP_ID	name	addrDelive	addrCity	addrState	addrZip
237863	HERNANDEZ JOSE CRUZ JR	911 WASHINGTON ST	MISSION	TX	78572-3421
292855	LAS VIAS TRAILER PARKS LLC	9601 N 10TH UNIT 1	MCALLEN	TX	78504-9522
237851	PENA SOPHIA	901 LEE ST	MISSION	TX	78572-3413
237828	IGLESIA DE CRISTO WEST 83	1618 W BUSINESS 83	MISSION	TX	78572
237826	CARRANZA SERGIO	2019 PENA ST	MISSION	TX	78572-7525
237827	MOLINA VENTURA HERNANDEZ	1608 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3428
237831	GARCIA ANNA & REYNALDO JR	1106 MIRACLE LANE	MISSION	TX	78572-3525
237829	SILVA IVAN MENDOZA	903 WASHINGTON ST	MISSION	TX	78572-3421
237824	MNTEX ENTERPRISES LTD	1628 W BUSINESS HIGHWAY 83	MISSION	TX	78572-3428
237862	PEREZ JUAN CARLOS G	609 ROSE MARIE AVE	MISSION	TX	78574-2813
237830	RAMIREZ LUIS LAURO	903 WASHINGTON AVE	MISSION	TX	78572-3421
237864	CAVAZOS MARIBEL & JOSE C HERNANDEZ	911 WASHINGTON AVE	MISSION	TX	78572-3421
237852	MENDEZ ALBINA	900 LEE ST	MISSION	TX	78572-3414
237853	MENDEZ VERONICA	900 LEE ST	MISSION	TX	78572-3414
237855	DELGADO MARIA IRMA	905 WASHINGTON AVE	MISSION	TX	78572-3421
237854	FERNANDEZ IRMA	907 WASHINGTON ST	MISSION	TX	78572-3421

